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MEMORANDUM

TO: Chair and Environmental Board Members

FROM: ^{CL} Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: May 29, 2014

SUBJECT: Recommendation on Proposed Barton Springs Zone Redevelopment for Parkside Community School SP-2014-0074C

Background

The Parkside Community School (Parkside) is relocating to an already developed property located at 3207 W. Slaughter Lane. Parkside is proposing improvements and is seeking to take advantage of City Code Section 25-8-26 (*Redevelopment Exception in the Barton Springs Zone*). Section 25-8-26 (E) (1-9) allows for redevelopment outside of the requirements of the Save Our Springs (SOS) ordinance if:

- There is no increase in impervious cover;
- There is no increase in non-compliance, if any, for regulations regarding the Critical Water Quality Zone; Critical Environmental Features, wetlands, and Water Quality Transition Zone;
- The project complies with current requirements for construction phase environmental protection;
- The project provides water quality treatment equal to or greater than previously provided;
- The project obtains a Barton Springs Zone Operating permit for water quality controls;
- For sites with less than 40% impervious cover the applicant must provide SOS water quality controls for the entire site;
- The project mitigates the effects of the redevelopment if the site has a sedimentation/filtration pond; and
- Redevelopment is not in the Erosion Hazard Zone.

The current use of the property is as a chemical dependence rehabilitation facility, which is classified as a civic use. Subsection 25-8-26 (F) (3) requires Council approval of redevelopment proposed on property with an existing civic use. Subsection 25-8-26 (G) requires that Council consider four factors in determining whether to approve the proposed redevelopment. The four factors are;

1. Community benefits of the redevelopment;
2. Whether the proposed mitigation or manner of development offsets potential environmental impact of the redevelopment;
3. Effects of offsite infrastructure requirements of the redevelopment; and
4. Compatibility with the City's long-range planning goals.

Item 2 above falls within the purview of the Environmental Board and so the case is being brought to the Environmental Board for consideration and recommendation prior to being placed on the Council agenda.

Site Description

The site is 11.92 acres in size and located in the Slaughter Creek watershed in the Barton Springs Contributing Zone (see attached figures). The property was developed in the 1970's prior to the City's requirements for water quality treatment or limits on impervious cover. The site has 1.17 acres of existing impervious cover (24.1 %) and no water quality controls. The property is subject to current code, including the SOS ordinance, which limits impervious cover to 15% net site area. The property has nn acres of impervious cover in the Water Quality Transition Zone that would not be allowed by current code.

Proposed Redevelopment

The applicant is proposing to move existing impervious cover within the site, but will slightly reduce overall impervious cover. The final proposed impervious cover is 1.15 acres (23.7%), a slight decrease in overall impervious cover. The project will treat all impervious cover on the site to the SOS water quality standard, which requires no increase in average pollutant load over the undeveloped condition.

The project meets all the requirements of 25-8-26 (E) (1-9) described above. Redevelopment proceeding under Section 25-8-26 is not subject to the requirements of Chapter 25-8 subchapter A (Water Quality), but remains subject to all other current development regulations, including the City's heritage tree ordinance.

Recommendation

It is my opinion that the proposed redevelopment complies with all the requirements of the *Redevelopment Exception in the Barton Springs Zone*. The project not only offsets any environmental impact of the proposed project, it significantly improves water quality by meeting current SOS requirements and providing water quality treatment for the entire site where there is currently no treatment provided. Additionally, while over the amount of allowed impervious cover (15%) the project slightly reduces total impervious cover and the total impervious cover is still relatively low at 23.7%. For these reasons I recommend approval of the proposed redevelopment.

Parkside Montessori 5.15.14

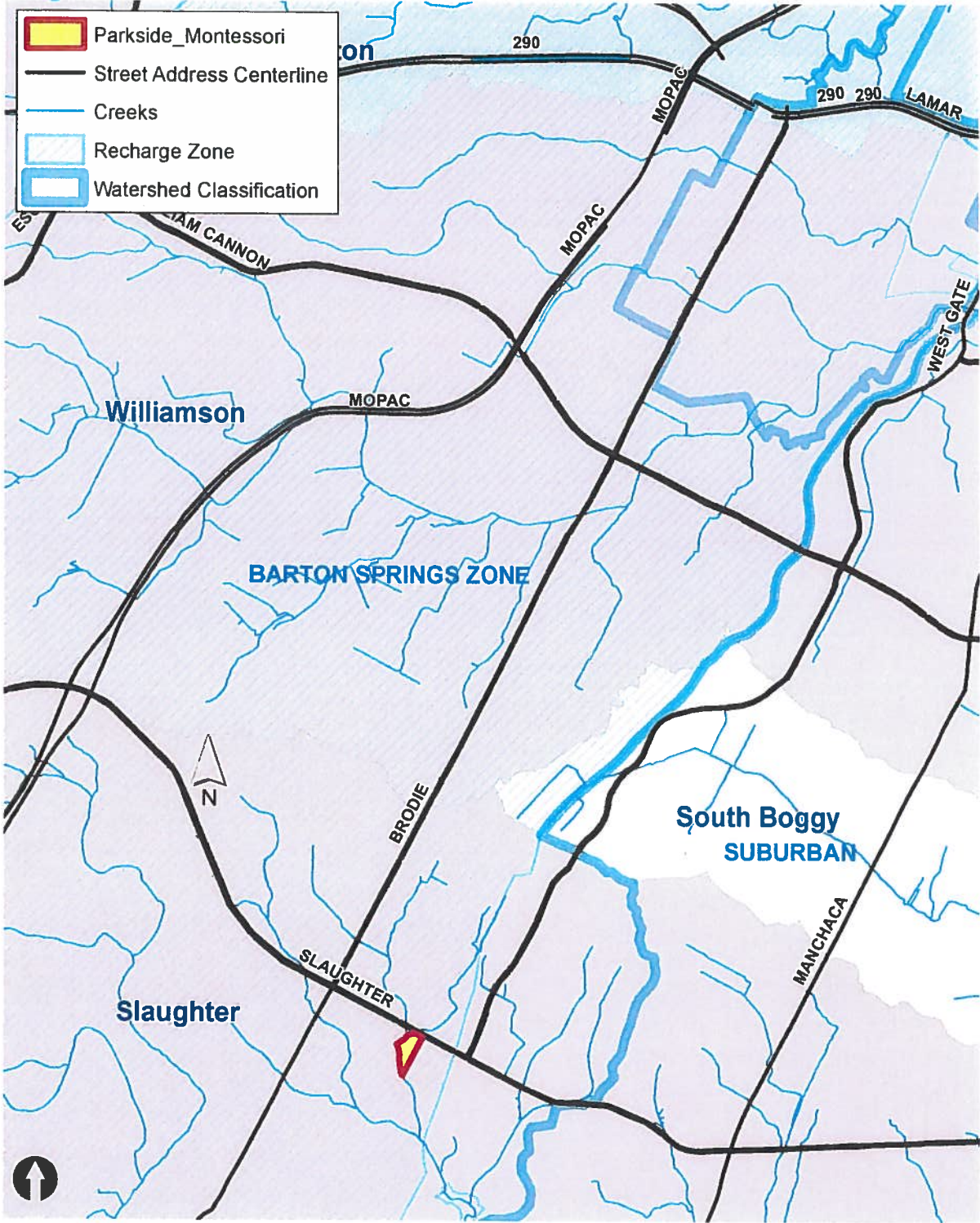


Figure 1. Location map

Parkside Montessori 5.15.14

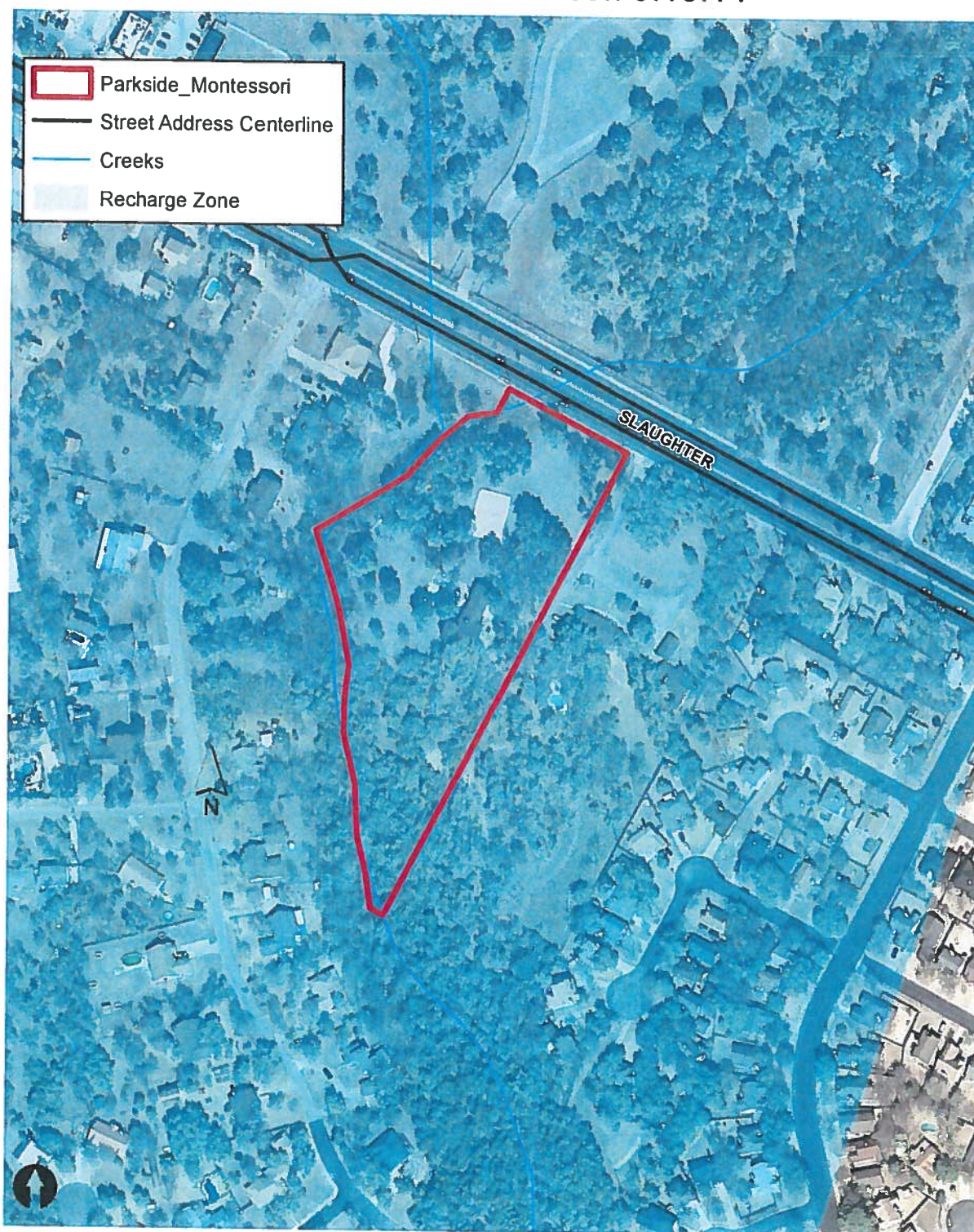


Figure 2. Aerial close-up of site.

Parkside School: Application for Redevelopment in the Barton Springs Zone - SP-2014-0074C

Environmental Board Briefing

Chuck Lesniak

Environmental Officer

June 4, 2014



BSZ Redevelopment

City Code Section 25-8-26 allows for redevelopment if:

- No increase in impervious cover or non-compliance with rules for CEFs, wetlands, CWQZ, and WQTZ
- Complies with construction phase rules
- WQ controls obtain BSZ Operating Permit
- SOS WQ for entire site if < 40% IC
- Provides mitigation, if required
- Not in Erosion Hazard Zone

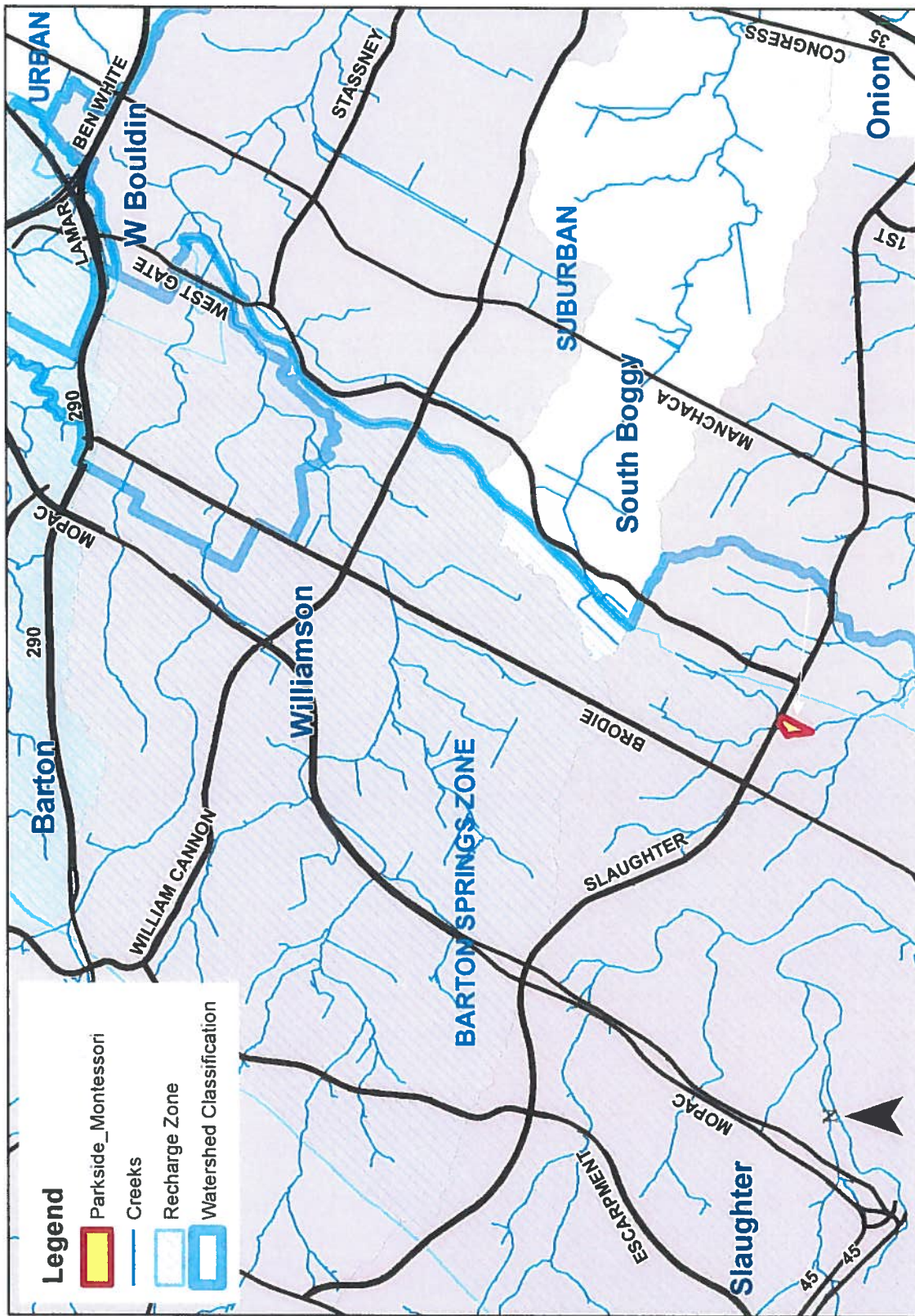
BSZ Redevelopment

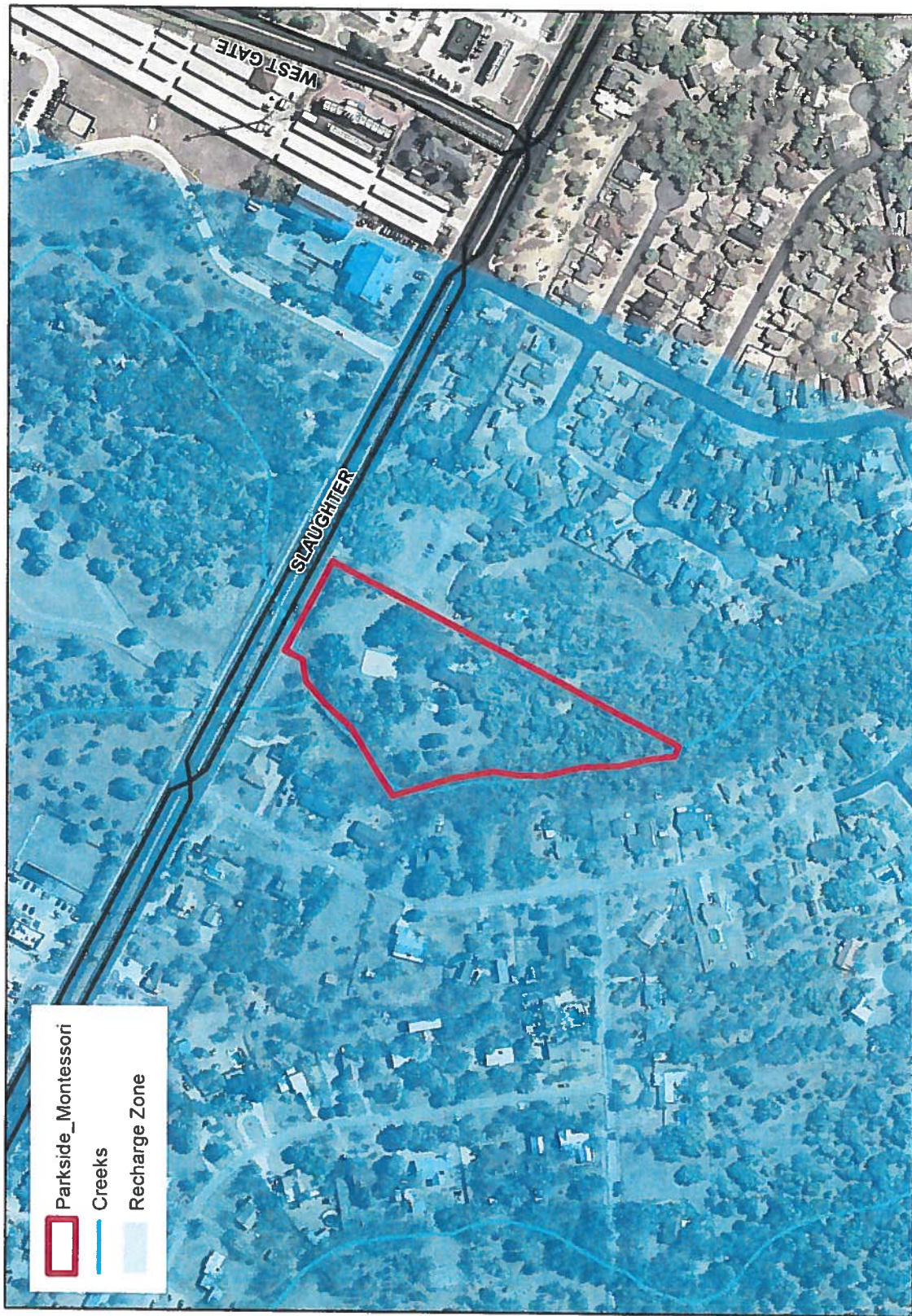
Section 25-8-26 requires City Council approval for redevelopment of a civic use. Council must consider:

- Community benefits of the redevelopment;
- **Whether the proposed mitigation or manner of development offsets potential environmental impact of the redevelopment;**
- Effects of offsite infrastructure requirements of the redevelopment; and
- Compatibility with the City's long-range planning goals.

Site Description

- 11.9 acres
- Slaughter watershed
- Edwards Aquifer Recharge Zone
- 24% existing impervious cover
- Some development in WQTZ
- No water quality controls





Proposed Project

- Private school needs to modify existing development (buildings, parking, driveway)
- Slight decrease in IC: 24% to 23.7%
- Proposed IC exceeds SOS limit (15%), but still relatively low
- SOS water quality treatment for entire site

Recommendation

Staff believes meets the conditions for Council approval, including that **the proposed mitigation or manner of development offsets potential environmental impact of the redevelopment** because:

- Slight decrease in impervious cover
- Provides SOS water quality for a site over the Recharge Zone that has none